



Estate Agents

Taylor & Co

Abergavenny

Poplars Close

Mardy, Abergavenny NP7 6LQ

Asking Price  
£375,000



# Poplars Close

Mardy, Abergavenny, Monmouthshire NP7 6LQ

An extended modern detached house with attractive rustic brick elevations that will require updating and improvement  
Double glazing and gas central heating | Reception hall and cloakroom/toilet | Spacious sitting room with patio door to the garden  
Extended fitted kitchen | Large conservatory/dining room | three bedrooms | En suite shower to one of the bedrooms  
Family bathroom | Double width driveway and attached single garage  
Low maintenance rear garden with patio enjoying a delightful outlook towards the Skirrid mountain

**A modern detached house with attractive rustic brick elevations built under a pitched concrete tiled roof that has been extended to the rear and although requiring updating and improvement provides spacious and versatile accommodation that makes this property a most appealing proposition. The accommodation is arranged over two floors and comprises a hallway with cloakroom/toilet, sitting room with patio door opening to the rear garden, a large conservatory/dining room, study and an extended fitted kitchen. To the first floor are three bedrooms with en suite shower to one of the bedrooms plus a family bathroom. There is a double width driveway providing ample parking and an attached single garage with remote operated door. The gardens have been arranged for low maintenance and from the rear enjoys a pleasant outlook towards The Skirrid mountain.**

**SITUATION** | The property is situated in an established and highly regarded residential neighborhood about a mile and a half to the north of the centre of this historic market town that offers a comprehensive range of leisure and shopping amenities including individual boutique style shops, bistros and restaurants, independent grocery and newsagent stores, supermarkets, and a plethora of well-known high street shops. Abergavenny hosts a market several times a week in its iconic Market Hall which attracts people from

far and wide to its Farmers' market. The town boasts its own cinema, theatre, and leisure centre as well as being a sought-after destination as a foodie haven, attracting famous chefs from across the world to its annual Food Festival; there are numerous eateries and gastro pubs in the town and the neighbouring villages providing evening entertainment and culinary delights.

The town is particularly well served by popular schools for all ages at both primary and secondary level with the nearest primary school "Llantilio Pertholy CV" being within the immediate vicinity. Schools in the private sector are also accessible and can be found in Monmouth, Hereford, Brecon, and Newport.

The area is an ideal base for professional and amateur leisure pursuits. There are many sports clubs and activities including rugby, football, tennis, bowls, and swimming and of course, cycling at both amateur and professional level, all close-by. For those seeking long walks, there are pathways leading to the River Usk and the Brecon to Monmouthshire Canal as well as to the summit of the Deri, one of the seven mountains that surrounds this historic town, ready to explore and located just a short distance away. Abergavenny railway station is accessible by bus, car or even walking whilst road links at the Hardwick roundabout give easy access to the motorway

and "A" routes to Cardiff, Newport plus further afield to the M4 linking Bristol, west Wales and the Midlands.

## ACCOMMODATION

**HALLWAY** | Entered from the front via a double glazed entrance door with letter box, staircase to the first floor with storage cupboard beneath, wall mounted central heating thermostat, built in storage cupboard, coved ceiling.

**TOILET** | Low flush toilet, wall mounted wash hand basin, tiled floor, frosted double glazed window to the front, radiator with screen.

**STUDY** | Double glazed window to the front, radiator, telephone point, coved ceiling.

**SITTING ROOM** | Double glazed sliding patio door opening to the rear garden, radiator, modern fire surround and hearth housing a log/flame effect gas fire, coved ceiling.

**KITCHEN** | An extended kitchen that has been fitted with a matching range of floor and wall units with drawers and cupboards, contrasting fitted worktops with tiled splashbacks, inset single drainer sink unit with mixer tap, space for slot in gas cooker, space and plumbing for dishwasher,

double glazed window to the rear, double glazed Velux roof window, radiator, coved ceiling, personal door to garage and access to the conservatory.

**CONSERVATORY** | Used as a dining room and built in a Victorian style with retro fitted insulated tiled roof, timber framed with double glazed windows and French doors opening to the rear, solid timber door opening to the side, radiator, tiled floor, wall light and ceiling pendant light, television aerial point.

### **FIRST FLOOR**

**LANDING** | Loft access hatch and staircase from the ground floor with ranch style balustrade.

**BEDROOM ONE** | Double glazed window to the rear with outlook towards The Skirrid mountain, radiator, coved ceiling.

**BEDROOM TWO** | Double glazed window to the rear with outlook towards the Skirrid mountain, radiator, built in cupboard, access to shower area.

**SHOWER AREA** | Step in shower cubicle with electric shower unit, ceiling light and extractor fan, waterproof wall panelling.

**BEDROOM THREE** | Double glazed window to the front, radiator.

**BATHROOM** | Fitted with a white suite including a moulded bath with mixer tap and flexi hose shower head attachment, pedestal wash hand basin, low flush toilet, built in linen cupboard, radiator, tiled floor, frosted double glazed window to the front, radiator, electric shaver point, waterproof wall boarding.

### **OUTSIDE**

A double width tarmac driveway fronts an attached single garage and a pathway leads up to a storm canopy over the front entrance door. The remainder of the garden is laid principally to lawn with mixed hedge border and flower/shrub beds.

**GARAGE** | With remote electrically operated roller shutter door, electric points and light, space and plumbing for washing machine, wall mounted Worcester gas fired condensing combination type boiler supplying hot water and heating, personal entrance door to the side.

The rear garden opens from the house onto a large paved patio area surrounding the conservatory with a short flight of steps leading down to a landscaped low maintenance separate area of garden laid principally to chippings with flower and shrub borders and the entire garden is enclosed by close boarded timber fencing and mixed hedging.

### **GENERAL**

**Tenure** | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

**Services** | Mains electric, gas, water and drainage are connected to the property.

**Council Tax** | Band E (Monmouthshire County Council)

**EPC Rating** | Band D

**Flood Risk** | No risk from surface water or flooding according to Natural Resources Wales.

**Covenants** | The property is registered with HMLR, Title Number WA355763. There are restrictive covenants associated with the property.

**Local planning developments** | The Agent is not aware of any planning developments in the area which may affect this property. Refer to Monmouthshire Planning.

**Broadband** | Fibre to the premises, fibre to the cabinet and copper wire connection are available, according to Openreach.

**Mobile network** | Likely O2 indoor coverage, according to Ofcom.

**Viewing Strictly by appointment with the Agents**

**T** 01873 564424

**E** abergavenny@taylorandcoproperty.co.uk

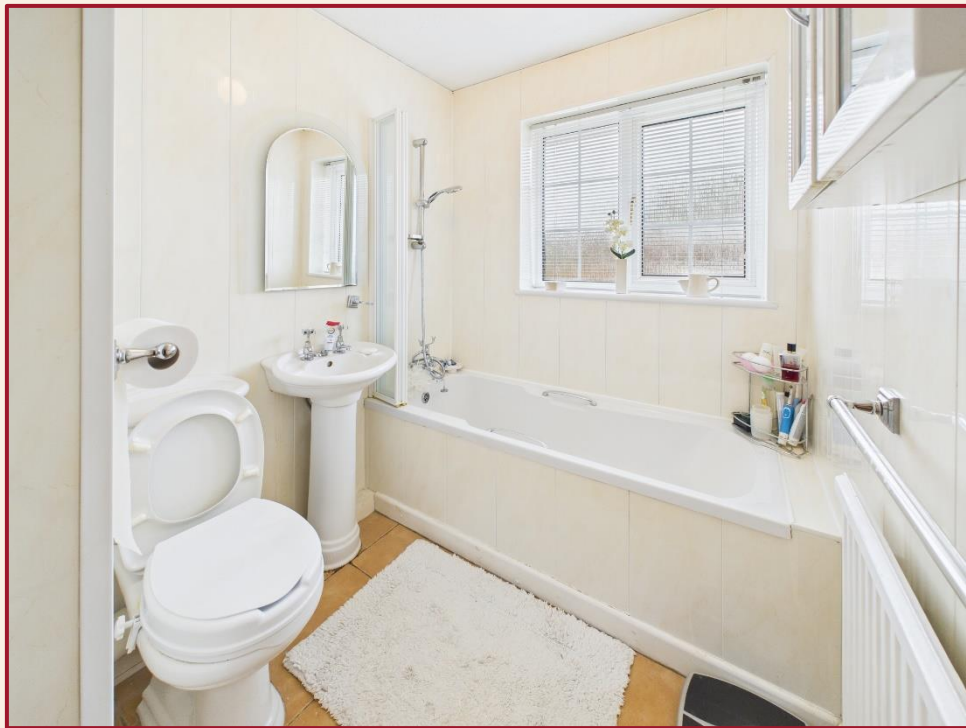
**Reference** AB446











# Floorplan

Estate Agents

Taylor & Co

Abergavenny



Estate Agents

Taylor & Co

Abergavenny

Approximate total area<sup>(1)</sup>

1212.64 ft<sup>2</sup>

112.66 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

**THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** Every attempt has been made to ensure accuracy; however these property particulars are approximate and for illustrative purposes only and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings; it must not be inferred that any item shown is included with the property. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. If there is any point which is of particular importance to you, please contact us and we will provide any information you require.